

General Warranty Deed.

This Indenture, Made and Entered into this 11th day of June one thousand nine hundred and eight, by and between John H. Hutchings a single man and of lawful age of Salt Lake City, Nebraska a party of the first part, and R. A. Root of Denver Colorado, party of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of two thousand dollars (\$2000.00) in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the said party of the second part, the following described real estate and premises situated in Tulsa County, State of Oklahoma, to-wit:

The north east quarter (NE 1/4) of the southeast quarter (SE 1/4 of section twenty seven (27), township seventeen (17) north, range twelve (12) east, Tulsa County, Oklahoma, containing forty (40) acres, more or less as the case may be, together with all the improvements thereon, and the appurtenances and immunities therewith belonging, or in any way appertaining, and easement and benefit the title to the same against all lawful claimers whatever.

It Having been agreed by and between the said party of the second part, his heirs, executors, administrators and assigns forever.

This deed is made subject to the lease right of the Creek & Indian Development Company of Lincoln Nebraska, bearing date May, 1904.

All of the right and powers of the lessor in said lease, so far as it affects the land hereby conveyed, are hereby vested in the grantee here in and all moneys rents, royalties, oil and gas (or the proceeds thereof) which are to be paid to the lessor in said lease, so far as it affects the land hereby conveyed, shall, after hereafter accrue to the grantee in this deed, and his assigns.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.